



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS		<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)	
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS		<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)	
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS	
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)	
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)		
SITE PLANS		<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)	
BRIEF DESCRIPTION OF REQUEST			
LOT LINE ADJUSTMENT TO ELIMINATE ENCROACHMENT			

APPLICATION INFORMATION			
Applicant: JOHN SHAVER / PINON CREEK TOWNHOME ASSN.		Phone:	
Address: P.O. BOX 13021 12 PINON CREEK CT SE		Email:	
City: ALBUQUERQUE	State: NM	Zip: 87123	
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS LLC		Phone: 505.980.8365	
Address: P.O. BOX 25911		Email: Arch.plan2comcast.net	
City: ALBUQUERQUE	State: NM	Zip: 87125	
Proprietary Interest in Site:		List all owners:	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)			
Lot or Tract No.: LOTS 6 & 74		Block:	Lot: 1-023-056-108-215-304-69
Subdivision/Addition: PINON CREEK		MRGCD Map No.:	UPC Code: 1-023-056-112-182-304-28
Zone Atlas Page(s): L-23	Existing Zoning: R-T	Proposed Zoning:	
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 0.0635 ±	
LOCATION OF PROPERTY BY STREETS			
Site Address/Street: 435 PINON CREEK SE		Between: FOUR HILLS RD	and: SERENITY CT.
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)			
PR 2021-006216			

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date: 2.15.22	
Printed Name: DERRICK ARCHULETA		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY			
Case Numbers	Action	Fees	Case Numbers
Meeting Date:		Fee Total:	
Staff Signature:	Date:	Project #	

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

☐ **SKETCH PLAT REVIEW AND COMMENT**

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request
- ___ Scale drawing of the proposed subdivision plat
- ___ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Proposed Final Plat
- ___ Design elevations & cross sections of perimeter walls
- ___ Copy of recorded IIA
- ___ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

☒ **SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)**

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ✓ Zone Atlas map with the entire site clearly outlined and labeled
- ✓ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6(K)
- ✓ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ✓ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal.
- ✓ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ✓ Sidewalk Exhibit and/or cross sections of proposed streets
- ✓ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- ✓ Proposed Infrastructure List, if applicable
- ✓ Required notice with content per IDO Section 14-16-6-4(K)
- ✓ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ___ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ___ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ___ DXF file and hard copy of final plat data for AGIS submitted and approved

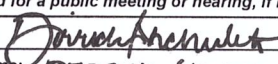

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

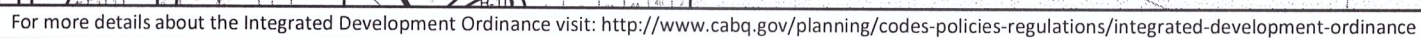
☐ **MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST**

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

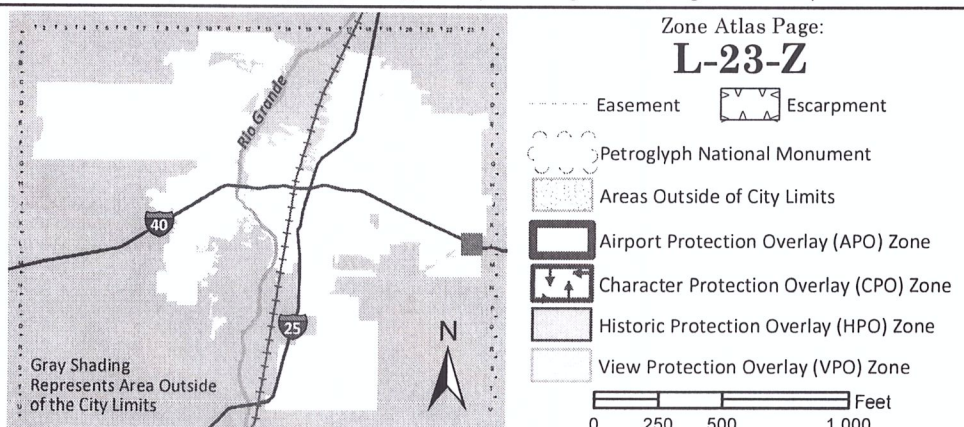
- ___ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@caba.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ___ Zone Atlas map with the entire site clearly outlined and labeled
- ___ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ___ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ___ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.		
Signature: 	Date: 2.15.22	
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent	
FOR OFFICIAL USE ONLY		
Project Number:	Case Numbers	
	-	
	-	
	-	
	-	
Staff Signature:		
Date:		



**The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).**



ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

February 15, 2022

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

RE: LOTS 6-A & 74, PIÑON CREEK

Ms. Wolfley and members of the Board:

I would like to request Preliminary Final Plat review for a minor subdivision for the above mentioned property. Sketch Plat was presented to the DRB at the November 17, 2021 meeting.

The property owner is interested in relocating an interior lot line to adjust for an encroachment of two (2) feet. The adjustment of existing Lot 6 was revealed as a result of field location. The townhouse on the property was torn down due to damage. Lot 6 is currently vacant and prior to rebuilding, the intent is to correct the encroachment. The property zoned R-T (Townhouse).

The request also include sidewalk waiver for Piñon Creek Road for lack of sidewalk.

Involved properties are part of the Piñon Creek townhouse development platted in 1979.

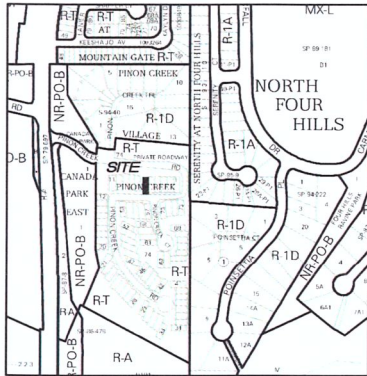
The site is governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan within the East Gateway Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,



Derrick Archuleta, MCRP
Principal



Zone Atlas L-23-Z

VICINITY MAP

Not To Scale

GENERAL NOTES

- Bearings are grid and based on the New Mexico State Plane Coordinate System, Central Zone (NAD83).
- Distances are ground U.S. Survey Feet.
- Distances along curved lines are arc lengths.
- Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- All corners found in place and held were tagged with a brass disk stamped "8911" unless otherwise indicated hereon.
- All corners that were set are either a 5/8" rebar with cap stamped "8911" or a concrete nail with brass disk stamped "8911" unless otherwise indicated hereon.
- City of Albuquerque Zone Atlas Page L-23-Z.

SUBDIVISION DATA

- Total number of existing Lots: 2
- Total number of Lots created: 2
- Total acreage of streets created: 0.00
- Gross Subdivision acreage: 0.0635 acres.

PURPOSE OF PLAT:

The purpose of this Plat is to:

- Adjust Lot 6 to match field location of homes as shown hereon.
- Adjust Lot Line between Lot 6 and Lot 74.

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- Qwest Corporation d/b/a CenturyLink QC, for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

APPROVED on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights of way, assessments and liens, are fully reserved to said District, and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition, or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts

CORRECTION AND LOT LINE ADJUSTMENT PLAT LOT 6-A AND A PORTION OF LOT 74 PINON CREEK SITUATE WITHIN THE CANON DE CARNUE GRANT PROJECTED SECTION 26, T. 10 N., R. 4 E., N.M.P.M. AND SECTION 26, T. 10 N., R. 4 E., N.M.P.M. CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO OCTOBER, 2021

PROJECT NUMBER: PR 2021-006216

Application Number:

PLAT APPROVAL

UTILITY APPROVALS

<i>Jeff Estvanko</i>	01/04/2022
Public Service Company of New Mexico	Date
Jeff Estvanko	Digitally signed by Jeff Estvanko
	Date: 2021.12.29 11:26:52 -0700
New Mexico Gas Company	Date

<i>Natalia Antonio</i>	12/28/21
Qwest Corporation d/b/a CenturyLink QC.	Date
<i>Mike Mortus</i>	12/23/2021
Comcast	Date

CITY APPROVALS

<i>Loren N. Risenhoover P.S.</i>	11/2/2021
City Surveyor	Date

Code Enforcement	Date
------------------	------

Traffic Engineering, Transportation Division	Date
--	------

ABCWUA	Date
--------	------

Parks and Recreation Department	Date
---------------------------------	------

<i>AMAFCA</i>	12/28/21
City Engineer	Date

DRB Chairperson, Planning Department	Date
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SURVEYORS CERTIFICATION

I, David Vigil, New Mexico Professional Surveyor Number 8911, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.

David Vigil
NMPS No. 8911
10/28/2021



SHEET 1 OF 3

SURV TEK
Consulting Surveyors
Albuquerque, New Mexico

Phone: 505-897-3366

CORRECTION AND LOT LINE ADJUSTMENT PLAT
LOT 6-A AND A PORTION OF LOT 74
PINON CREEK

SITUATE WITHIN
THE CANON DE CARNUE GRANT
PROJECTED SECTION 26, T. 10 N., R. 4 E., N.M.P.M.
AND SECTION 26, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2021

LEGAL DESCRIPTION

Lot 6 and a portion of Lot 74, Pinon Creek, situate within the Canon De Carnue Grant Projected Section 26, Township 10 North, Range 4 East, NMPM and Section 26, Township 10 North, Range 4 East, NMPM, Bernalillo County, New Mexico as the same is shown and designated on the plat of said addition filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 20, 1979 in Vol. D9, Folio 172.

FREE CONSENT AND DEDICATION

SURVEYED and SUBDIVIDED and now comprising Lots 6-A and 74, Pinon Creek, being a replat of Lot 6 and a portion of Lot 74, Pinon Creek, Albuquerque, Bernalillo, New Mexico, County Clerk of Bernalillo County, New Mexico filed in the office of the County Clerk of Bernalillo County, New Mexico, on August 20, 1979 in Vol. D9, Folio 172, with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY

Plat "SUMMARY PLAT OF PINON CREEK", filed August 20, 1979 in Vol. D9, Folio 172.

FLOOD ZONE DETERMINATION

The subject properties (as shown hereon) appear to lie within "Zone X" (Areas determined to be outside the 1% annual chance floodplain) as shown on National Flood Insurance Program Flood Insurance Rate Map Number 35001C0378C, Map Revised September 26th, 2008.

PROHIBITION ON PRIVATE RESTRICTIONS
ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

OWNER

By: John Shaver 1-28-22
John Shaver
Owner Lot 6 Date

OWNER

By: Randy Asselin 1-18-22
Randy Asselin, President
Pinon Creek Townhome
Neighborhood Association
Owner Lot 74 Date

ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 28th
day of January, 2022 by John Shaver

Notary Public



ACKNOWLEDGMENT

STATE OF NEW MEXICO SS
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 18
day of January, 2022 by Randy Asselin

Notary Public



SHEET 2 OF 3

SURV TEK
Consulting Surveyors
Albuquerque, New Mexico

Phone: 505-887-3366

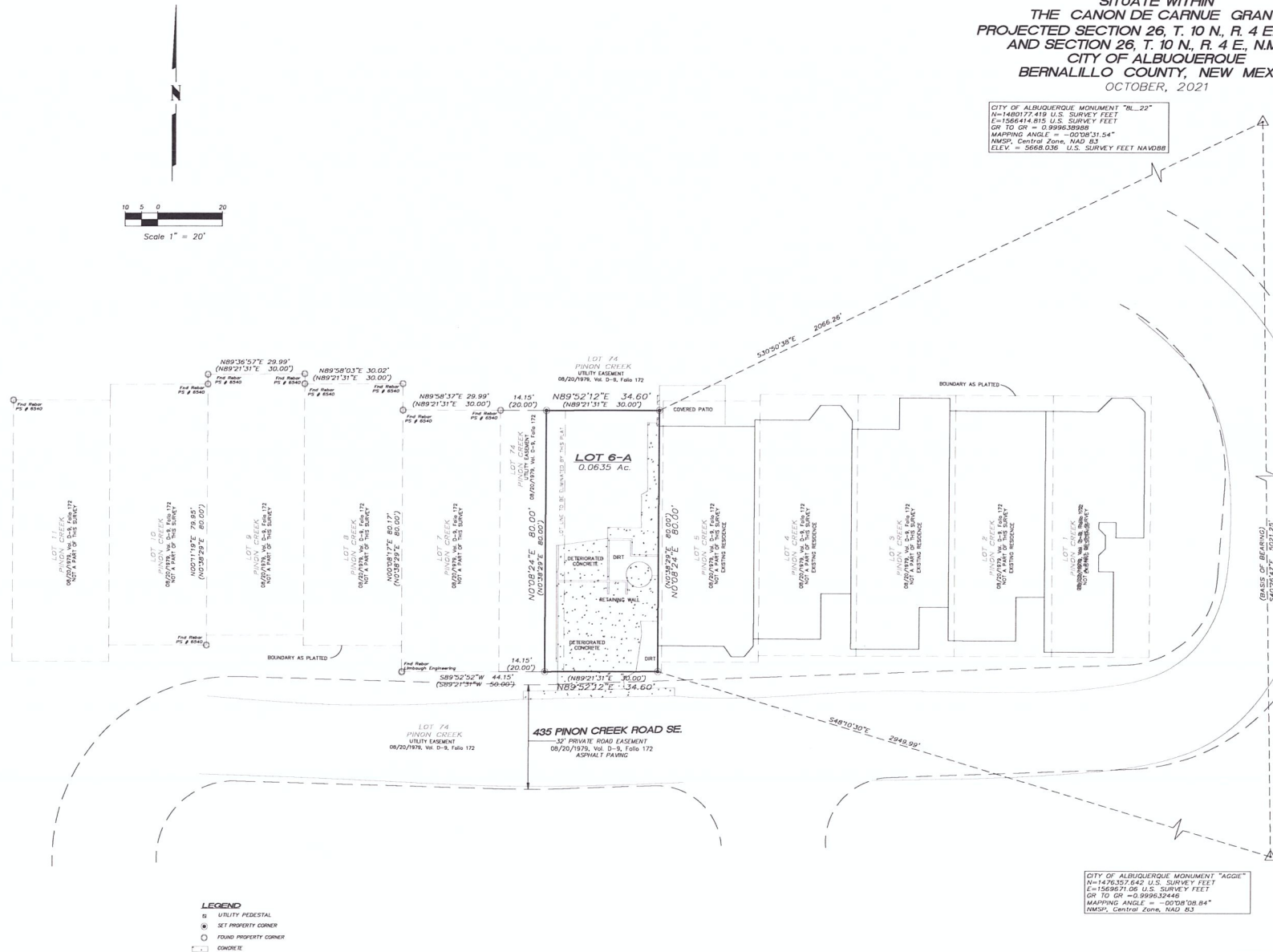
SITUATE WITHIN
THE CANON DE CARNUE GRANT
PROJECTED SECTION 26, T. 10 N., R. 4 E., N.M.P.M.
AND SECTION 26, T. 10 N., R. 4 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER, 2021

CITY OF ALBUQUERQUE MONUMENT "8L 22"
N=1480177.419 U.S. SURVEY FEET
E=1566414.815 U.S. SURVEY FEET
GR TO GR = 0.999638988
MAPPING ANGLE = -0°08'31.54"
NMSF, Central Zone, NAD 83
ELEV. = 5668.036 U.S. SURVEY FEET NAVD88

CITY OF ALBUQUERQUE MONUMENT "AGGIE"
N=1476357.642 U.S. SURVEY FEET
E=1569671.06 U.S. SURVEY FEET
GR TO GR =0.999632446
MAPPING ANGLE = -00°08'08.84"
NMSP, Central Zone, NAD 83

SURV  TEK
Consulting Surveyors
Albuquerque, New Mexico

Phone: 505-897-3366



FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: PIÑON CREEK

AGIS MAP # L-23

LEGAL DESCRIPTIONS: LOT 6.A & PORTION OF LOT 74

PIÑON CREEK

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).



Applicant/Agent

2.15.22

Date

Hydrology Division Representative

Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

 WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on _____ (date).

Applicant/Agent

Date

ABCWUA Representative

Date

PROJECT # PR 2021.006216

Derrick Archuleta <arch.plan@comcast.net>

2/14/2022 10:33 PM

RE: PR 2021-006216 FORM DRWS

To rbrissette@cabq.gov <rbrissette@cabq.gov> Copy earmijo@cabq.gov <earmijo@cabq.gov>

Good morning:

Attached is the Form DRWS for PR 2021-006216 for signature.

Included in the attachment is the zone atlas page, proposed plat & Hydrology memo for your convenience.

Thank you!
Derrick

Derrick Archuleta, MCRP

ARCH+PLAN Land Use Consultants LLC

P.O. Box 25911

Albuquerque NM 87125

p: 505.980.8365

e: arch.plan@comcast.net

w: www.ArchPlan.org

- PR 2021-006216 FROM DRWS - HYDROLOGY.PDF (3 MB)

FORM DRWS: DRAINAGE REPORT/GRADING AND DRAINAGE PLAN / WATER & SANITARY SEWER AVAILABILITY

THIS FORM IS REQUIRED WITH THE DEVELOPMENT REVIEW BOARD APPLICATION FOR SUBDIVISIONS AND SITE PLANS.

PROJECT NAME: PIÑON CREEK

AGIS MAP # L-23

LEGAL DESCRIPTIONS: LOT 6-A & PORTION OF LOT 74

PIÑON CREEK

 DRAINAGE REPORT/GRADING AND DRAINAGE PLAN

A drainage report/grading and drainage plan, as per the Drainage Ordinance, was submitted to the City of Albuquerque Planning Department, Hydrology Division (2nd /Ground Floor, Plaza del Sol) on _____ (date).

Applicant/Agent

Date

Hydrology Division Representative

Date

NOTE: A GRADING AND DRAINAGE PLAN MUST BE APPROVED PRIOR TO DRB APPROVAL

 WATER AND SEWER AVAILABILITY STATEMENT

A Water and Sewer Availability Statement for this project was requested to the ABCWUA (2nd/Ground floor, Plaza del Sol) on _____ (date).


Applicant/Agent

2.15.22
Date

ABCWUA Representative

Date

PROJECT # PR 2021.006216

Derrick Archuleta <arch.plan@comcast.net>

2/14/2022 10:35 PM

RE: PR 2021-006216 FORM DRWS

To Bergeron, Edwin V. <ebergeron@abcwua.org> Copy Carter, Blaine M. <bcarter@abcwua.org>

Good morning:

Attached is the Form DRWS for PR 2021-006216 for signature.

Included in the attachment is the zone atlas page, proposed plat & ABCWUA memo for your convenience.

Thank you!

Derrick

Derrick Archuleta, MCRP

ARCH+PLAN Land Use Consultants LLC

P.O. Box 25911

Albuquerque NM 87125

p: 505.980.8365

e: arch.plan@comcast.net

w: www.ArchPlan.org

- PR 2021-006216 FORM DRWS - ABCWUA.PDF (4 MB)

435 Pinon Creek SE Neighborhood Meeting Inquiry



From Carmona, Dalaina L. <dlcarmona@cabq.gov>
To adrian@archplan.org <adrian@archplan.org>
Date 2022-01-25 10:59

L-23 ZONE ATLAS.PDF (~1.3 MB)

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	City	State	Zip	Mobile Phone	Phone
East Gateway Coalition	Julie	Dreike	dreikeja@comcast.net	13917 Indian School Road NE	Albuquerque	NM	87112	5053218595	5052996670
East Gateway Coalition	Michael	Brasher	brasher@aps.edu	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	5052988312

PLEASE NOTE: The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project. Please use this online link to find the required forms you will need to submit. <https://www.cabq.gov/planning/urban-design-development/public-notice>. The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf. The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>

Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s): <http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thanks,



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster=cabq.gov@mailgun.org [mailto:webmaster=cabq.gov@mailgun.org] **On Behalf Of** webmaster@cabq.gov
Sent: Monday, January 24, 2022 6:34 PM
To: Office of Neighborhood Coordination <adrian@archplan.org>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Neighborhood Meeting Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Neighborhood Meeting Inquiry For:
Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Neighborhood Meeting Inquiry for below:

Contact Name

Adrian Casas

Telephone Number

5052345680

Email Address

adrian@archplan.org

Company Name

Arch + Plan Land Use Consultants LLC

Company Address

P.O. Box 25911

City

Albuquerque

State

NM

ZIP

87125

Legal description of the subject site for this project:

Lots 6 & 74

Pinon Creek

Physical address of subject site:

435 Pinon Creek SE

Subject site cross streets:

between Four Hills Road and Serenity Court

Other subject site identifiers:

This site is located on the following zone atlas page:

L-23

RE: PINON CREEK - PRELIMINARY FINAL PLAT

To dreikeja@comcast.net <dreikeja@comcast.net> • brasher@aps.edu <brasher@aps.edu> Copy
Derrick Archuleta <arch.plan@comcast.net>

Good morning representatives of the East Gateway Coalition:

This email is to inform yourselves and members of your association that an application has been submitted to the City of Albuquerque's Development Review Board (DRB) for consideration of an interior lot line adjustment.

The property owner is interested in relocating an interior lot line to adjust for an encroachment of two (2) feet. The adjustment of existing Lot 6 was revealed as a result of field location. The townhouse on the property was torn down due to water damage. Lot 6 is currently vacant and prior to rebuilding, the intent is to correct the encroachment. The property zoned R-T (Townhouse).

The request also include sidewalk waiver for Piñon Creek Road for lack of sidewalk.

Involved properties are part of the Piñon Creek townhouse development platted in 1979.

The site is located within the East Gateway Planning Area and governed by the Area of Consistency of the Albuquerque/Bernalillo County Comprehensive Plan.

The Preliminary/Final Subdivision will go before the DRB on the Wednesday, March 2, 2022 agenda at 9:00am.

The virtual meeting will be online via Zoom. The DRB agenda on the City's website (<http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board>) and will provide remote meeting information as to how join the Zoom meeting online or through telephone.

The case number for the project is PR 2021-006216.

You can check the agenda online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860 and refer the case number.

Attached for your review are exhibits that provide location of the property (Zone Atlas page), the proposed location of interior lot line adjustment and Public Notice of Proposed Project form for your review.

Please contact me with any questions or concerns.

Thank you for your time and attention.

Sincerely,
Derrick Archuleta

Derrick Archuleta, MCRP

ARCH+PLAN Land Use Consultants LLC

P.O. Box 25911

Albuquerque NM 87125

p: 505.980.8365

e: arch.plan@comcast.net

w: www.ArchPlan.org

- ZONE ATLAS - PLAT.PDF (3 MB)
- PUBLIC NOTICE FORM.PDF (2 MB)

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 2.15.22

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: EAST GATEWAY COALITION

Name of NA Representative*: JULIE DREIKE & MICHAEL BRASHER

Email Address* or Mailing Address* of NA Representative¹: dreikeja@comcast.net
brasher@aps.edu

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 435 PINON CREEK RD SE
Location Description BETWEEN FOURHILLS ROAD & SERENITY COURT
2. Property Owner* JOHN SHAVER / PINON CREEK TOWNHOME ASSN.
3. Agent/Applicant* [if applicable] DERRICK ARCHULETA / ARCH + PLAN LAND USE CONSL.
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision MINOR (Minor or Major)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²:

INTERIOR LOT LINE ADJUSTMENT TO ELIMINATE ENCROACHMENT
2 LOTS INTO 2 LOTS

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: MARCH 2, 2022 9 AM

Location*³: VIA ZOOM

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

PR 2021-006216 DEPRICIA ARCHULETA, AGENT 505-980-8365
Arch.plan @ comcast.net

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ K-14
2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above
3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☒ Waiver(s)

Explanation*:

WAIVER TO SIDEWALK WIDTH FOR PINON CREEK ROAD -
5' TO THE REQUIRED 5' (LACK OF SIDEWALK)

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:

- ☐ a. Location of proposed buildings and landscape areas.*
- ☐ b. Access and circulation for vehicles and pedestrians.*
- ☐ c. Maximum height of any proposed structures, with building elevations.*
- ☐ d. **For residential development***: Maximum number of proposed dwelling units.
- ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] D.0635 ±
 2. IDO Zone District R-T
 3. Overlay Zone(s) [if applicable] NONE
 4. Center or Corridor Area [if applicable] _____
- Current Land Use(s) [vacant, if none] RESIDENTIAL

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]


⁶ Available here: <https://tinyurl.com/idozoningmap>

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS	
Use <u>Table 6-1-1</u> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: <u>PRELIMINARY FINAL PLAT</u>	
Decision-making Body: <u>DRB</u>	
Pre-Application meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Note: if yes, see second page</i>
PART II - DETAILS OF REQUEST	
Address of property listed in application: <u>435 PIÑON CREEK RD SE</u>	
Name of property owner: <u>JOHN SHAYER / PIÑON CREEK TOWNHOME ASSN.</u>	
Name of applicant: <u>DERRICK ARCHULETA, ARCH+PLAN LAND USE CONSULTANTS</u>	
Date, time, and place of public meeting or hearing, if applicable:	
<u>MARCH 2, 2022 9AM VIA ZOOM</u>	
Address, phone number, or website for additional information:	
<u>P.O. BOX 25911 ALBUQUERQUE NM 87125</u>	
PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature) 2.15.22 (Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.